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HAMILTON/  
WENTWORTH

**PROPOSAL TO  
DE HAVILLAND  
FROM THE REGIONAL  
MUNICIPALITY OF  
HAMILTON-WENTWORTH**





THE REGIONAL MUNICIPALITY  
OF HAMILTON-WENTWORTH  
ECONOMIC DEVELOPMENT DEPARTMENT  
CENTURY 21, 100 MAIN ST. E., HAMILTON

September 15, 1980

Mr. John Sandford,  
President,  
de Havilland Aircraft of Canada Ltd.,  
Downsview Plant,  
Garratt Blvd.,  
DOWNSVIEW, Ontario  
M3K 1Y5

Dear Sir :

Thank you for the time taken by your staff to  
discuss de Havilland's requirements for the new  
DASH 8 facility.

The enclosed proposal indicates that the Regional  
Municipality of Hamilton-Wentworth is the best  
location for your planned DASH 8 facility.

Map 3 indicates that the prime location for your  
new facility would be the 160 acres located at  
the intersection of Highway 6 and Dickenson Road.  
We look forward to further meetings with your  
officials to finalize the matter.

Cordially,

John D. Morand, B.A. LL.B.  
Director, Economic Development





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GOVERNMENT DOCUMENTS

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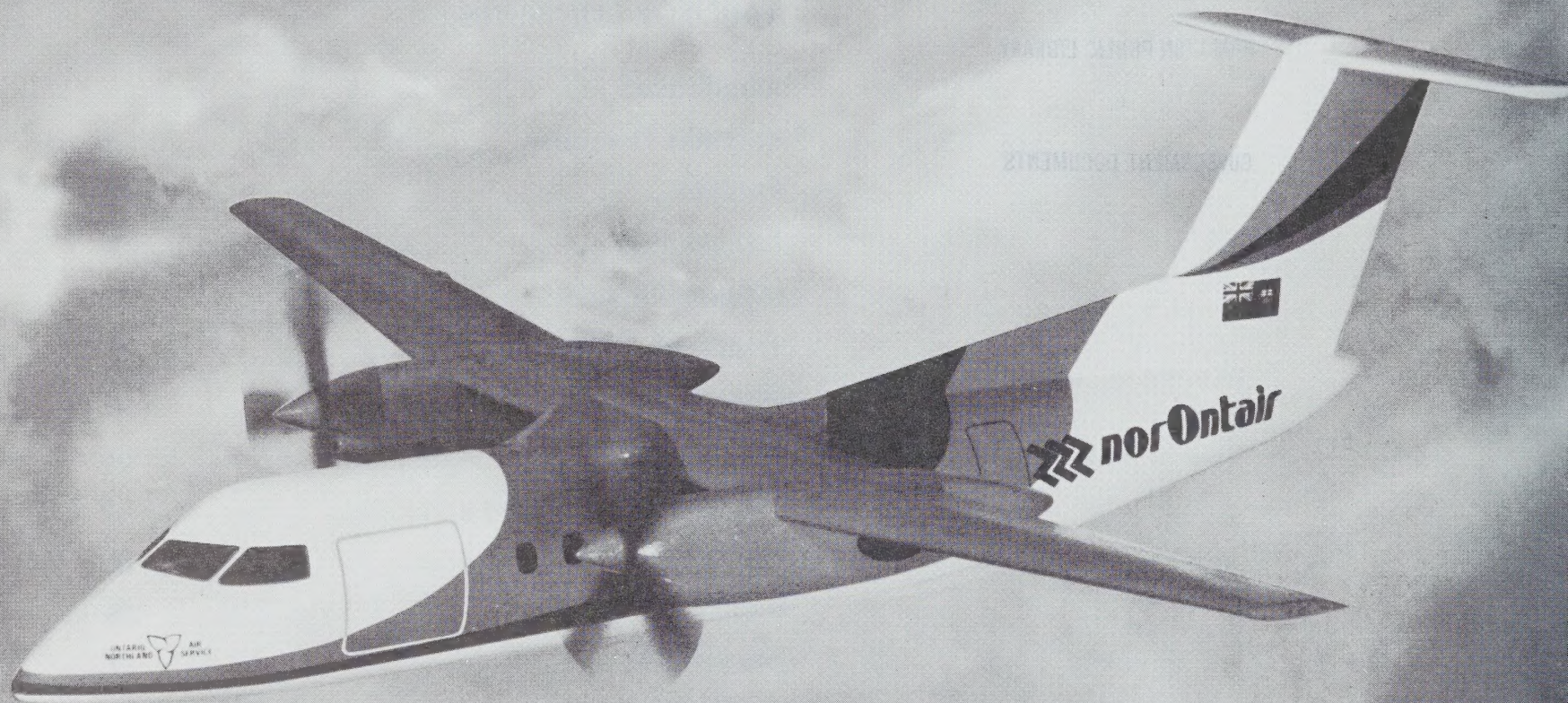
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**DASH 8 for the 80's . . . . .**



**. . . . . Welcome Aboard !**



## INTRODUCTION

Thank you for the invitation to document that only a site adjacent to the Hamilton Civic Airport fully meets all your stated criteria for the new de Havilland Plant. We know of no other location that combines airport facilities and proximity to Downsview with such other essentials as a large and varied manpower pool, a well developed industrial, commercial, and educational infrastructure, excellent transportation as well as abundant housing.

Several other significant factors are also worth your consideration.

We have been planning for growth into the aerospace sector long before the de Havilland opportunity arose.

An indepth management consultant study identified aerospace as a logical extension of the Region's present industrial profile. It is for this reason that the Official Plan has designated large industrial sites adjacent to the airport.

This aerospace initiative has gathered momentum with the \$50 million expansion of the Hamilton Civic Airport recently announced by the Federal Government. We assume that the Federal Government would welcome industrial development which underscores the need for this major investment.

It, therefore, seems reasonable to expect prompt Federal endorsement of the Hamilton Airport site for the de Havilland Plant.

By the same token, you are assured of prompt and decisive support by local government. Elected officials and staff share a commitment to industrial development and understand the priorities of business. We will cut red tape to speed delivery of the first Dash 8 Aircraft.

Because your Plant will fulfill a cohesive development plan, you can be equally sure of a warm welcome from the business community and the citizens of Hamilton-Wentworth.

We believe this document gives overwhelming factual evidence that Hamilton-Wentworth is the logical choice.

Quality of life and the spirit of our community are less easy to document - but will be no less vital to the success of the new de Havilland enterprise - visit with us, and you will understand.

Please be assured that we will do everything humanly possible to contribute to that success.





## Executive Overview

### Background:

This proposal was prepared by the Economic Development Department of the Regional Municipality of Hamilton-Wentworth in conjunction with Arie Ashkenazy, M.A. Economics, a Consulting Economist.

Interviews and discussions have been held with Senior officers of de Havilland as well as officials at both the Federal and Provincial Government levels in order to review the requirements of the company as well as review to the extent possible the economic strategy of both the Federal and Provincial Governments in the area of Aerospace Technology.

We have also spoken to a senior executive of a major United States based aircraft manufacturing corporation who has opened three new aircraft manufacturing facilities in the past ten years in the United States, in order to discuss and review their evaluation criteria from a micro and macro economic standpoint.

### Purpose:

This proposal demonstrates that Hamilton Civic Airport located in Glanbrook Township in the Regional Municipality of Hamilton-Wentworth is the best possible location for the expansion of de Havilland save for expansion at its existing site.

### Evaluation Criteria:

When a decision to expand was made by de Havilland a thorough study was initiated by de Havilland management involving a variety of individuals and in conjunction with both the Federal and Provincial Governments. An extensive list of criteria was prepared by the company and a search for a location was commenced.

The following criteria were the main ones stated by the company in site selection for the new facility.

1. Existing available facilities, runways and room for expansion.
2. Available labour force, preferably accustomed to manufacturing type work.
3. An area where new industry is attracted and new jobs are created, indicating work force stability and industrial growth.
4. Training facilities in the community that will provide skilled employees.
5. Favourable flying climate.
6. Travel distance between Downsview and the new facility important because different facilities depend upon one another for materials and assemblies.
7. Different types of housing readily available.
8. Accessibility to site by major highways.

9. Available energy and utilities.


10. The political climate, co-operation between Local, Regional, Provincial and Federal Governments.

11. Financing

12. Life style amenities

Our proposal addresses in detail the above evaluation criteria as well as looking at the micro and macro economic impact of a De Havilland expansion into the Hamilton-Wentworth Region and surrounding areas such as Brantford, Halton, Niagara Region and Cambridge.





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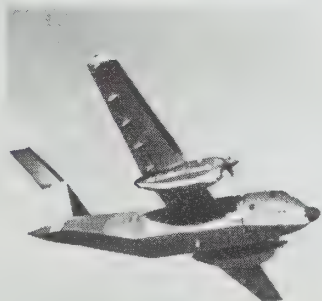


# Facilities

## Existing Available Facilities And Expansion:

Hamilton Civic Airport located in the Township of Glanbrook in the Regional Municipality of Hamilton-Wentworth is the ideal site for the de Havilland Dash 8 manufacturing assembly facility. It is located three miles from Hamilton city limits and is only a ten minute drive from the Queen Elizabeth Way via Highway 403 and sixty minutes to Dufferin and 401 in Downsview.

At the present time the airport has three (3) runways (see Map 1), two (2) of which provide a perfect match to de Havilland's requirements. On July 31, 1980 the Honourable Jean Luc Pepin announced Cabinet approval of an immediate start on a major expansion at Hamilton Civic Airport.



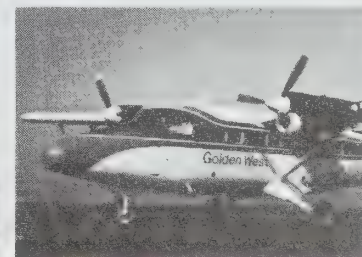
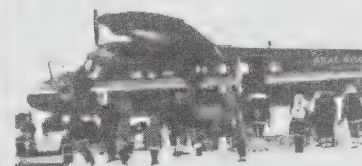
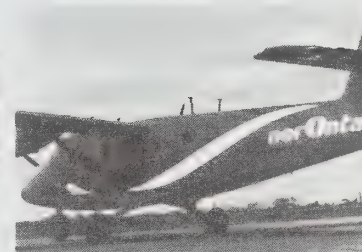
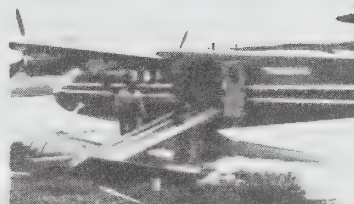
Major elements of the expansion program include:

1. A new 8,000' by 200' runway with taxiway and aprons.
2. A new instrument landing system and associated runway approach lighting.
3. An expanded air terminal building (30,000 sq. ft.) and associated facilities.
4. A new fire hall.
5. A new airport electrical centre.
6. A new air traffic control tower.

It is pointed out in the release that the expanded facilities will have a substantial impact on the residents of "...Hamilton, Burlington, Brantford, St. Catharines and Niagara."

The Ministry of Public Works has been authorized to proceed with "... the purchase/or expropriation of the necessary land to complete the project. The expansion calls for the acquisition of approximately 390 acres."

The Official Plan of the Regional Municipality of Hamilton-Wentworth and the Draft Official Plan of Glanbrook recognize the importance of industrial expansion related to Hamilton Civic Airport and 300 acres of land contiguous to the airport have been designated for industrial expansion. (Map 2 shows the Official Plan of the Region).







### Hamilton Civic Airport Specifics

Hamilton Civic Airport, originally built in 1940, is located south-west of the City of Hamilton, 3 miles south of the city limits.

### Runway and Taxiway Systems

**Runways:** The runway system consists of three runways oriented in a basic triangular pattern.

| Runway | Length    | Width   |
|--------|-----------|---------|
| 06/24  | 6,000 ft. | 150 ft. |
| 11/29  | 5,188 ft. | 150 ft. |
| 16/34  | 3,100 ft. | 150 ft. |

Runway 06/24 is capable of supporting a Boeing 737 type for regular operational useage.

**Taxiways:** Two taxiways named "B" and "F" are capable of supporting Boeing 737 type aircraft.

### Aircraft Movement

| Year  | Total No. of<br>Flights | No. of<br>Passengers<br>Boarding | Deplaning |
|-------|-------------------------|----------------------------------|-----------|
| 1977  | 5745                    | 48,655                           | 50,440    |
| 1978  | 6401                    | 56,162                           | 57,667    |
| 1979  | 6716                    | 60,182                           | 64,031    |
| 1995* | - 850,000 passengers    |                                  |           |

Source: Nordair

\*Estimate Transport Canada

### Terminal Facilities

The terminal is a one storey structure which houses the passenger processing function, cargo volume and the administrative offices. Its size is approximately 10,100 sq. ft. The building is well maintained and very aesthetic as a terminal for a small volume airport. It has a general parking area and rental parking close by. The four major car rental companies are represented at Hamilton Civic Airport - Hertz, Tilden, Budget and Avis.







### Users

To date, the commercial airline using Hamilton Civic terminal facilities is Nordair Limited. Eight flights a day, Monday to Friday, provide service between Montreal, Ottawa, Windsor, Hamilton, and Pittsburgh. Service is reduced to two flights daily during the weekend. Hamilton Civic Airport is one of Canada's busiest in terms of the volume of take-offs and landings of private aircraft, many of which head for or come from the United States. The airport offers charter airplane and helicopter services, aircraft refuelling, maintenance and overhaul facilities and flight instructions.

### Access

To access Hamilton Civic Airport which is located at approximately 9.5 miles by road south of downtown Hamilton, most airport traffic would use one of the three airport routes. (See Map No. 2a)

The first major access route connects the Central Business Districts to the Airport via the Jolley Cut Mountain Access while the second route starts at the City's industrial area and extends through the Claremount Hill Mountain Access to the Airport. The third route collects airport traffic generated in areas along Highway 403 (Mountain Access) to Mohawk Road interchange which distributes traffic to the Airport.

### Airport Expansion - Air Service

Air Canada has committed itself to schedule flights in and out of Hamilton when airport expansion is completed. It is expected that the current service will be expanded to a number of other North American cities in both Canada and the United States.







## Labour Force

### Available Labour Force:

Hamilton-Wentworth has the trained, sophisticated manufacturing labour force required for the successful establishment of an additional manufacturing/assembly plant for de Havilland.

The Hamilton Metropolitan (CMA) area is composed of the Regional Municipality of Hamilton-Wentworth plus Grimsby and Burlington. The CMA area population is in excess of one half of one million people.

The labour force totalled some 273,000 in 1979 and as such it is the third largest in Ontario. In its concentration of technically oriented occupations it is judged to be only second to Metropolitan Toronto. The labour force is well educated and has a good mix of schooling levels.

### Population Summary

#### Hamilton Metropolitan Area Population Summary (X1,000)

|                           | 1974 | 1976 | 1978 | 1979 |
|---------------------------|------|------|------|------|
| Hamilton city             | 307  | 312  | 308  | 307  |
| Stoney Creek              | 23   | 30   | 33   | 34   |
| Flamborough               | 23   | 22   | 24   | 24   |
| Dundas                    | 19   | 19   | 19   | 19   |
| Ancaster                  | 14   | 14   | 14   | 14   |
| Glanbrook                 | 10   | 10   | 10   | 10   |
| Hamilton-Wentworth Region | 402  | 409  | 408  | 408  |
| Grimsby                   | 16   | 16   | 15   | 15   |
| Burlington                | 98   | 104  | 108  | 111  |
| Hamilton Metro. Area      | 516  | 529  | 531  | 534  |

Source: Ontario Ministry of Revenue, Assessment

### Labour Force By Occupations

The Hamilton Metropolitan area is well represented in all occupations, with special emphasis on technically oriented occupations such as engineering and science, processing, machining and product fabrication.

| Occupation                  | Number         | % of Total    |
|-----------------------------|----------------|---------------|
| Management & Administration | 8,405          | 4.0           |
| Engineering & Science       | 6,555          | 3.1           |
| Law & Social Science        | 1,635          | 0.8           |
| Religion                    | 420            | 0.2           |
| Teaching                    | 8,540          | 4.0           |
| Medicine & Health           | 8,465          | 4.0           |
| Art & Literary              | 1,565          | 0.7           |
| Clerical                    | 34,520         | 16.0          |
| Sales                       | 21,500         | 10.1          |
| Service                     | 20,885         | 9.8           |
| Primary                     | 4,545          | 2.1           |
| Processing                  | 12,305         | 5.8           |
| Machining                   | 11,685         | 5.5           |
| Product Fabrication         | 18,440         | 8.7           |
| Construction                | 13,500         | 6.3           |
| Transportation Equipment    | 7,785          | 3.7           |
| Material Handling           | 8,010          | 3.8           |
| Miscellaneous               | 23,895         | 11.2          |
| <b>Total</b>                | <b>212,660</b> | <b>100.0%</b> |

Source: Statistics Canada, 1971 Census.



### Work Force Stability:

The Regional Municipality of Hamilton-Wentworth has undertaken a massive marketing and industrial support (economic development) campaign which has had a substantial impact on the industrial growth and the stability of the labour force in the area.

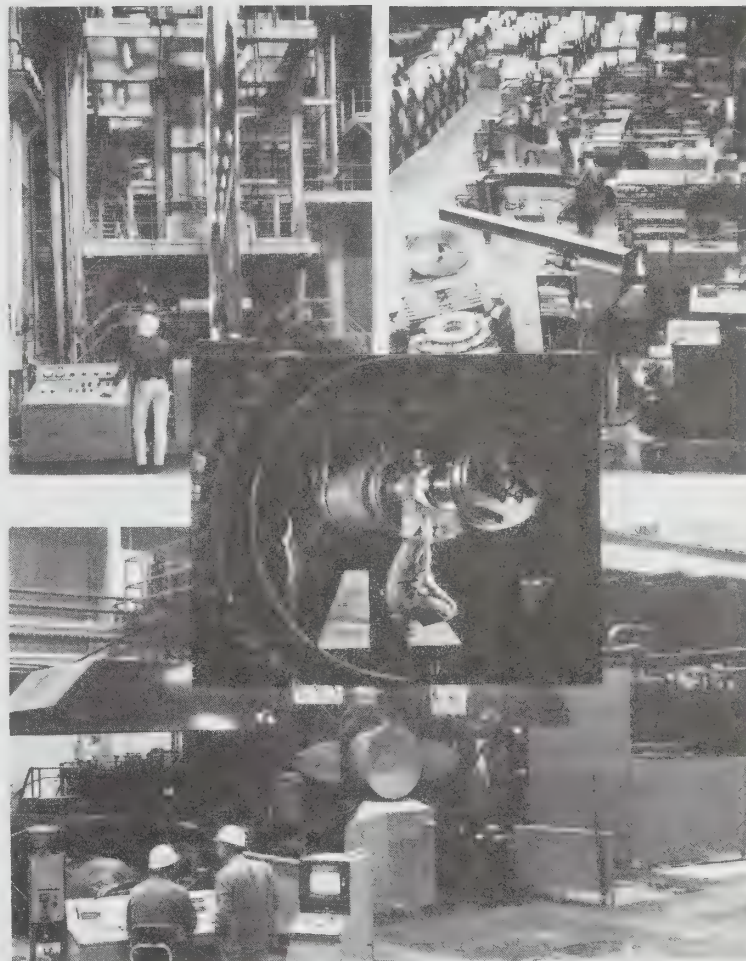
Manufacturing is still the largest industry division in the area, employing close to 32% of the labour force. The industry rating index, according to the Financial Post is 190, meaning that Hamilton is 90% above the national average in industry value added per capita.

However, the Region's diversification of its economic base is paying dividends and between 1971 and 1979 Public Administration, Community, Business and Personal Services, Transportation and Trade have exhibited much higher growth rates than manufacturing.

#### Employment By Industry Divisions - Hamilton Metro. Area

|  | 1979           | %            |
|--|----------------|--------------|
| Agriculture                                      | 2,800          | 1.2          |
| Manufacturing                                    | 76,000         | 32.0         |
| Construction                                     | 13,200         | 5.6          |
| Transportation, Communications & others          | 12,200         | 5.2          |
| Trade  | 38,000         | 16.0         |
| Finance, Insurance & Real Estate                 | 9,000          | 3.8          |
| Commercial, Business & Personal Service Industry | 72,000         | 30.4         |
| Public Administration                            | 11,000         | 4.6          |
| Industry Unspecified & other                     | 3,000          | 1.3          |
| <b>TOTAL</b>                                     | <b>237,200</b> | <b>100.0</b> |

Source: Economic Development Department







## Industrial Growth

### Recent Growth in Industries

During 1979, manufacturing employment grew by 6.2%; which represents an addition of 4,500 jobs. The main contributors were the primary metal and the metal fabricating groups. During 1979, the Hamilton area manufacturing growth rate surpassed that for Ontario. This suggests, in turn, that expansion and relocation to the Hamilton area might be the trend in the future.

### Industrial Distribution of Manufacturing Employment in Hamilton Metropolitan Area

| Major Industry Group                | 1975          | 1976          | 1977                    | 1978 +        | 1979 +        |
|-------------------------------------|---------------|---------------|-------------------------|---------------|---------------|
| Food & Beverage                     | 4,592         | 3,987         | 3,855                   | 4,752         | 4,833         |
| Tobacco                             | N/A           | N/A           | N/A                     | N/A           | N/A           |
| Rubber                              | 1,772         | 1,920         | 1,908 +                 | 1,803         | 1,972         |
| Leather                             | 626           | 672           | 662                     | 641           | 730           |
| Textile                             | 1,484         | 1,576         | 1,707                   | 1,506         | 1,608         |
| Knitting                            | N/A           | N/A           | N/A                     | N/A           | N/A           |
| Clothing                            | 1,473         | 1,531         | 1,419                   | 1,506         | 1,606         |
| Wood                                | 346           | 364           | 362                     | 403           | 438           |
| Furniture                           | 329           | 303 +         | 337                     | 306           | 365           |
| Paper                               | 1,843         | 1,764         | 1,657                   | 1,893         | 2,045         |
| Printing & Publishing               | 1,693         | 1,563         | 1,514                   | 1,785         | 1,899         |
| Primary Metal Ind.                  | 25,886        | 26,039        | 26,542                  | 26,004        | 28,000        |
| Metal Fab. Industries               | 8,742         | 8,707         | 8,035                   | 8,860         | 9,862         |
| Machinery Ind.                      | 3,324         | 4,411         | 4,486                   | 4,169         | 4,340         |
| Transportation Equip. Ind.          | 2,234         | 2,062         | 1,763                   | 2,685         | 2,605         |
| Electrical Products Ind.            | 6,357         | 5,087         | 4,666/(6,102*)          | 5,576         | 5,680         |
| Non-Metallic Mineral Prod.          | 2,744         | 2,705         | 2,322                   | 2,676         | 2,660         |
| Petroleum & Coal                    | N/A           | N/A           | N/A                     | N/A           | N/A           |
| Chem. & Chem. Prod. Ind.            | 2,050         | 2,039         | 2,003                   | 2,087         | 2,190         |
| Misc. Manufacturing Ind.            | 952           | 901           | 868                     | 940           | 1,022         |
| All other major groups              | 137           | 137 +         | 137 +                   | 137           | 137           |
| <b>Sub total</b>                    | <b>66,534</b> | <b>65,768</b> | <b>64,243/(66,000*)</b> | <b>67,729</b> | <b>71,992</b> |
| <b>Total including Head Offices</b> | <b>70,513</b> | <b>69,692</b> | <b>68,308/(70,000*)</b> | <b>71,729</b> | <b>76,000</b> |

Source - Statistics Canada

+ - Economic Development Department Estimates

\* - The average annual total employment in 1977 is close to 70,000 according to Economic Development Department estimates based on additional statistical sources. Figures in brackets indicate Economic Development Department estimates.





## Training Facilities

### Training Facilities:

The Hamilton-Wentworth area is unique in the degree of co-operation between local industry, labour, government and its academic institutions in the areas of training of employees and co-operative research and development programs.

In-class training in either a campus setting or on the employer's premises is available as well as specific on-site training programs as co-operative programs ranging from welding to tool and die making, to name only a few disciplines.

Our academic institutions graduate the type and number of graduates that will insure your corporation of a continuous supply of well trained, productive, highly motivated individuals.

### McMaster University

McMaster now accommodates just over 10,000 full-time students and many more thousands of part-time students in the fields of the Humanities, Social Sciences, Business, Science, Health Sciences and Adult Education. The University employs 1,000 faculty members and 2,500 support staff.

McMaster has one of the world's first university campus nuclear research reactors - a Tandem Van De Graaff accelerator - a powerful research tool for the study of the structure of nuclei; and three libraries (Arts, Health Sciences, Science and Engineering) with a combined total of nearly a million volumes.

Academically, McMaster is divided into six faculties. These include the Faculties of Science and of Humanities which offer three-year Bachelor and four-year Honours degrees. The Humanities cover such fields as art, classics, English, music and a number of languages. Science involves 10 disciplines including biology, physics, mathematics and applied mathematics, psychology and metallurgy.

The Faculty of Business offers Bachelor and Master of Business Administration degrees. The Social Sciences faculty also offers B.A.s and M.A.s in such disciplines as social work, physical education, economics, anthropology, political science and religious studies.

McMaster has gained special renown for its Engineering and Health Science faculties. Making use of the ultra-modern medical facilities within the McMaster Health Sciences Centre, the Health Sciences Division graduates Medical Doctors and Bachelors of Science in Nursing. Bachelors of Engineering, a growing number of whom are women, graduate in four years in ceramic, chemical, computer, electrical, mechanical and metallurgical engineering or in the engineering physics. A Bachelor of Engineering and Management Degree is obtained in five years by combining any of the above-mentioned specializations plus managerial courses from the Faculty of Business.





The School of Adult Education offers certificate and general-interest courses in the evening and during the summer. While most are presented at the Hamilton campus, a number are taught at off-campus locations; one is in the downtown part of the city; there are others in nearby Burlington, Oakville, Brantford and Hagersville.

#### **Mohawk College of Applied Arts & Technology**

Founded in 1966, Mohawk College continues to have a rapid growth rate, a marvelous new campus and much merit as a teaching facility. With almost 10,000 students enrolled in fulltime courses, it offers 50 post-secondary, 23 retraining and eight apprenticeship programs. With five satellite campuses, part-time students swell the annual enrollment to more than 30,000.

Mohawk is a diploma-granting institution in which programs range from one to three years. Admission is generally based on the successful completion of Ontario Grade 12 or equivalent. The college has no student residences but will assist in locating off-campus accommodation.

Mohawk College is divided into four faculties. The Continuing Education unit offers a variety of adult programs, plus management development courses, retraining programs and others. The Health Sciences Section provides courses in nursing, laboratory technology, radiology, physiotherapy and occupational therapy.

The Faculty of Applied Arts and Business encompasses courses such as a variety of specialized secretarial training, broadcasting, music, early childhood education, recreation and marketing. Applied Sciences and Technology has a unique variety of studies in engineering technologies (chemical, civil, electronic, mechanical and others) plus such things as textiles, drafting and computers, to name just a few.

Apprenticeship Programs consist of a combination of on-the-job training and in-school instruction and are under the supervision of the Provincial Government. Mohawk's responsibility covers theory behind all phases of the trade selected by a participating student.

Retraining programs are tailored for adults who wish to complete their education or upgrade employment skills. Offerings include special teaching to heighten academic standards, English as a second language, painting and decorating, welding, power sewing, dressmaking, drafting and machine-shop operations.

More than 400 community and business leaders serve as advisers to the construction of the college's curricula.

This assures that courses are constantly updated to meet the requirements of the vocations young Mohawk graduates will enter.







## Climate

### Favourable Flying Climate:

Hamilton-Wentworth Region enjoys one of the mildest climates in Ontario.

The temperature and precipitation normals for Hamilton-Wentworth are as follows: \*

|                         | Year  | Jan. | Feb. | Mar. | Apr. | May  | June | July | Aug. | Sept. | Oct. | Nov. | Dec. |
|-------------------------|-------|------|------|------|------|------|------|------|------|-------|------|------|------|
| Mean Daily Temp. F      | 45.9  | 21.3 | 22.6 | 31.3 | 44.4 | 54.6 | 64.6 | 69.0 | 67.6 | 60.7  | 50.2 | 38.3 | 26.3 |
| Mean Daily Temp. C      | 7.7   | -5.9 | -5.2 | -0.4 | 6.9  | 12.6 | 18.1 | 20.6 | 19.8 | 15.9  | 10.1 | 3.5  | -3.2 |
| Mean Daily Max. Temp. F | 55.2  | 28.5 | 30.8 | 39.0 | 54.4 | 65.3 | 75.3 | 79.7 | 78.8 | 71.0  | 60.0 | 45.7 | 33.5 |
| Mean Daily Max. Temp. C | 12.9  | -1.9 | -0.7 | 3.9  | 12.4 | 18.5 | 24.1 | 26.5 | 26.0 | 21.7  | 15.6 | 7.6  | 0.8  |
| Mean Daily Min. Temp. F | 36.6  | 14.1 | 14.4 | 23.6 | 34.3 | 43.9 | 53.8 | 58.2 | 56.3 | 50.4  | 40.3 | 30.8 | 19.0 |
| Mean Daily Min. Temp. C | 2.6   | -9.9 | -9.8 | -4.7 | 1.3  | 6.6  | 12.1 | 14.6 | 13.5 | 10.2  | 4.6  | -0.7 | -7.2 |
| Mean Snowfall - Inches  | 50.2  | 15.8 | 10.2 | 6.5  | 1.3  | -    | -    | -    | -    | -     | 0.1  | 5.0  | 10.7 |
| Mean Snowfall - Cm.     | 127.5 | 40.1 | 25.9 | 16.5 | 3.3  |      |      |      |      |       | 0.3  | 12.7 | 27.2 |
| Mean Rainfall - Inches  | 26.32 | 1.03 | 1.07 | 1.56 | 3.02 | 2.53 | 2.24 | 2.83 | 2.80 | 2.83  | 2.65 | 2.35 | 1.23 |
| Mean Rainfall - Cm.     | 66.9  | 2.6  | 2.7  | 4.0  | 7.7  | 6.4  | 5.7  | 7.2  | 7.1  | 7.2   | 6.7  | 6.0  | 3.1  |

**The months of April to October are normally free from snow.**

\*Based on observations for the last 10 years.

Source, Ontario Climate Centre

With the expanded facilities at Hamilton Civic Airport including a full category one ILS system, commercial aviators and IFR private planes will be able to use Hamilton Civic Airport in all but the worst conditions.





# Housing Availability

## Favourable Travel Distances:

Hamilton-Wentworth is only 67 kilometres from Toronto. This proximity to de Havilland's existing main manufacturing facility in Downsview provides for low transportation costs and travel time between these two facilities. The relatively short distance between the facilities will enable de Havilland to maintain lower inventory levels and consequently lower carrying costs for inventory as well as a faster response time.

The above noted factors will, as has been pointed out, contribute to the cost effectiveness of the overall integrated de Havilland aircraft manufacturing operation.

From a marketing standpoint, Hamilton-Wentworth is well served by transportation routes for the delivery of materials to the new Dash 8 facility in Hamilton-Wentworth.

## Available Housing Stock:

Hamilton-Wentworth Region provides a wide choice of previously owned houses; abundant stock of single-family, semi-detached, condominiums, townhouses and high-rise apartments. An adequate supply of all forms of new housing is now under construction and is forecasted to continue into the future.

### Estimated Housing Stock - 1979 - Regional Totals

| Singles |     | Semis  |    | Row   |    | Apartments |     |
|---------|-----|--------|----|-------|----|------------|-----|
| 85,561  | 55% | 13,602 | 9% | 7,192 | 5% | 48,723     | 31% |

Housing in Hamilton-Wentworth is geared to different income levels; from nestled mansion on heavily wooded lots, to spacious and modern single family houses, through smaller and older houses to townhouses, condominiums and apartments.

### Production of Housing Units by Type

| Unit Type            | 1978         | 1979         |
|----------------------|--------------|--------------|
| Single/semi-detached | 1,325        | 1,230        |
| Row houses           | 360          | 55           |
| Apartments           | 1,102        | 187          |
| <b>Total</b>         | <b>2,787</b> | <b>1,472</b> |

The vacancy rate in apartments was 4.1% (City of Hamilton) in 1978 - higher than the Provincial average of 1.6%. During 1979 the vacancy rate declined to a little over 2%.

## Housing Prices

Housing prices in Hamilton are low when compared to similar houses in other significant urban areas in Ontario.

On the average, a single 3-bedroom brick bungalow, five to eight years old, having 1,200 sq. ft. and sitting on a 6,000 sq. ft. fully serviced lot in an average neighbourhood costs:

|             | 1979     |
|-------------|----------|
| Hamilton    | \$57,000 |
| Toronto     | \$91,000 |
| Mississauga | \$74,000 |
| Ottawa      | \$62,500 |

A single detached two-storey four bedroom brick home, five to eight years old, having 2,000 sq. ft. on a 7,500 sq. ft. lot in a prime neighbourhood costs:

|             | 1979      |
|-------------|-----------|
| Hamilton    | \$79,000  |
| Toronto     | \$149,000 |
| Mississauga | \$95,000  |
| Ottawa      | \$90,000  |

## Assisted Housing

As of December 1979, there were 6,700 assisted housing units in the Region. Out of this, some 4,300 were provided to senior citizens.



# Residential Lot Inventory \*

Short Term Supply  
December 31, 1979

| Unit Type     | Estimated Annual Requirements to 1981 | Short Term Supply Recommended Targets | Registered in 1979           | Draft Approved                 | Under Consideration            | Total                            |
|---------------|---------------------------------------|---------------------------------------|------------------------------|--------------------------------|--------------------------------|----------------------------------|
| Single & Semi | 1,443                                 | 2,886                                 | 784<br>(668)                 | 6,823<br>(6,117)               | 3,488<br>(3,400)               | 11,095<br>(10,185)               |
| Row           | 780                                   | 1,560                                 | 56<br>(207)                  | 1,854<br>(2,136)               | 2,385<br>(2,023)               | 4,295<br>(4,366)                 |
| Apartments    | 1,677                                 | 5,031                                 | 100<br>(488)                 | 714<br>(293)                   | 630<br>(928)                   | 1,444<br>(1,709)                 |
| <b>TOTAL</b>  | <b>3,900</b>                          | <b>9,477</b>                          | <b>940</b><br><b>(1,363)</b> | <b>9,391</b><br><b>(8,546)</b> | <b>6,503</b><br><b>(6,351)</b> | <b>16,834</b><br><b>(16,260)</b> |

Source: Regional Planning Department

(1978 in brackets)

\* The inventory does not include: a) existing lots of record that have not been built upon.  
b) the apartment construction that may be permitted under existing zonings in older neighbourhoods.







## Transportation Access

### Highway Accessibility:

The Hamilton-Wentworth Region forms the hub of the Golden Horseshoe which swings around the Western end of Lake Ontario.

Centrally located in southwestern Ontario, the Region is but a short distance away from major urban centres in Canada and the United States. It includes the city of Hamilton, Ancaster, Dundas, Flamborough, Glanbrook and Stoney Creek; an area of 274.4 thousand acres.

The major highway system in the area is comprised of the Queen Elizabeth Way, Highway 403, Highway 53, Highway 6, Highway 20 and Highway 8. The Queen Elizabeth Way, Highway 403, Highway 53 and Highway 20 form an outer ring around the major part of the urbanized area. Highway 8 connects with the major urban arterial system to provide a continuous east-west link through the area. Highway 6, which mixes with the major arterial system inside the urban area, provides a continuous north-south route through the built-up area. The Queen Elizabeth Way, a major 90 mile artery with two lane service roads from Toronto to Buffalo, runs adjacent to the City of Hamilton and provides links to the major urban centres in Canada and the United States.

### Distances - Hamilton-Wentworth to -

|               | Miles | Km  |
|---------------|-------|-----|
| Toronto       | 42    | 68  |
| Montreal      | 377   | 607 |
| Ottawa        | 290   | 467 |
| London        | 78    | 125 |
| Buffalo       | 64    | 102 |
| Niagara Falls | 47    | 75  |
| New York      | 508   | 818 |
| Pittsburgh    | 295   | 475 |
| Detroit       | 200   | 322 |
| Chicago       | 487   | 784 |
| Washington    | 517   | 832 |
| Boston        | 522   | 840 |
| Cleveland     | 260   | 418 |
| Philadelphia  | 505   | 813 |
| Cincinnati    | 474   | 763 |
| Indianapolis  | 489   | 787 |

Within a radius of 500 miles (805 km.), a "Truckers Day for Distribution" are included major urban centres in the United States as New York, Boston, Philadelphia, Detroit, Cleveland, Chicago and Indianapolis.

Distances are calculated along main highways and include ferry distances.







## Energy

### Energy & Utilities:

Hamilton-Wentworth is located within close proximity to three hydro electricity generating facilities which will insure a steady supply of electrical power.

Within three miles of Hamilton Civic Airport, hundreds of operating natural gas wells may be found, although most of our natural gas and oil for the region comes by pipeline or ship from other parts of Canada or the world.

The announced expansion of Hamilton Civic Airport will create the requirement for additional water, and these extended facilities could be made to serve the current and future requirements of de Havilland for its Dash 8 manufacturing facility.

Energy has a future for de Havilland in Hamilton-Wentworth.

### Political Climate - "We Cut Red Tape":

The construction of any new major manufacturing facility employing hundreds of people and requiring servicing by Local, Regional and Provincial Governments, is in many instances dependent on the political climate for its initial and continuing success.

We cut red tape in Hamilton-Wentworth in order to get your new plant on stream as fast as is possible with regard to environmental and other concerns.

The Council of the Municipality of Glanbrook voted unanimously to aid de Havilland to locate in Glanbrook. We have attached a copy of their letter as well as letters and communications from other individuals who support the bid.

### Financing:

We believe that a number of creative methods of financing could be investigated for the acquisition of property and the construction of a manufacturing facility as well as the required taxiways and services.

At the present time the Federal Government is in the process of finalizing its land acquisition requirements for the expansion of Hamilton Civic Airport. It is suggested that substantial savings could be attained by using some of the acquired land for the construction of the envisaged new airport facility.

As a result of discussions with officials from Transport Canada we believe that between sixty (60) and one hundred (100) acres of land are available directly contiguous to the expanded airport and that a taxiway could be constructed a short distance from the property in question to the runways. The property in question is shown on the enclosed map. Map 5.

At the same time that services are being put into the expanded airport, that same service (water) could be enlarged to meet the current and future requirements of de Havilland.

Private financing on a lease back or long term Government of Canada guaranteed lease would substantially benefit de Havilland's cash flow as the company would not require the upfront capital investment for land and buildings.

We have some specific thoughts on the type of financing and we would be happy to discuss alternative methods of financing in private.

### Life Style Amenities:

"Life in Hamilton-Wentworth Has Everything" is not just a slogan — it is a fact. For a community of its size that is not a seat of government, Hamilton-Wentworth has the best recreational, cultural, historical and medical services infra structure of any city in North America.

Time and again we have had companies tell us that once their executives move to Hamilton-Wentworth, they want to stay there. Whether it be recreational, cultural, historical or medical facilities, they are available in abundance in Hamilton-Wentworth.





## Recreation

### Parks

Hamilton-Wentworth has one of the most unique parks in Ontario. The Royal Botanical Gardens is a 2,000 acre tract of varied terrain and natural growth. Twenty-five miles of nature trails wind through the garden's forests, meadows, and wetlands. It features the celebrated Rose Garden and the internationally famed Rock Garden. Displays, lectures, films, demonstrations and children's programs are offered to the public. In addition, there are 63 civic parks encompassing 2,416 acres of land in the city of Hamilton. There are a number of Conservation Authority operated parks. They feature marinas, sites for trailers and camper's beach, a children's farm and picnic areas. Gage Park is the site for evening concerts and special events. The other five municipalities provide 8,142 acres of parks and public open spaces.

### Golf Courses

There are three 18-hole municipal golf courses which have clubhouses and pro shops associated with them. Additional golf courses are:

Windsor Park Golf & Country Club  
Apollo Valley Golf Course  
Beverly Golf & Country Club  
Hamilton Golf & Country Club  
Century Pines Golf Course  
Binbrook Golf & Country Club  
Dundas Valley Golf & Curling Club  
Glendale Golf & Country Club  
Knollwood Golf Club  
Mount Hope Golf & Country Club  
Sheffield Golf Course  
Southbrook Golf & Country Club  
Trinity Golf Course  
Southern Pine Golf & Country Club







### Campsites

Many of them exist in the Hamilton-Wentworth area, equipped with laundromats, hydro, water, showers and dumping stations.

### Flying

Charter airplane services and flight instruction are offered at Hamilton Civic Airport.

### Sports

The City of Hamilton features: 4 indoor ice arenas, 5 enclosed ice arenas, 5 outdoor pools and 10 recreation centres that include indoor pools and gyms. In addition, the other five Municipalities provide: 5 swimming pools and 9 arenas. Hamilton is home to the Tiger Cats; one of nine members in the Canadian Football League. Bowling is very popular and the city has some of the nation's largest alleys. There are many private and public tennis courts available.

### Harness Racing

For the horse racing fans, the Flamborough Downs Race Track offers an ultra-modern grandstand; enclosed and air-conditioned. Races are run year round on a revolving schedule. In total, there are about 175 meets.

### African Lion Safari

A unique recreation attraction, the African Lion Safari provides the visitor with the opportunity to spend a few hours - or an entire day - on a safari - African style - among more than 1,000 exotic animals and birds. Also featured are:

|                       |                |
|-----------------------|----------------|
| African Curio Shop    | Scenic Railway |
| Cafeteria (200 seat)  | Snack Bars     |
| Camera Shops          | Souvenir Shops |
| Fun Boats             | Water Safari   |
| Photo Safari          | Safari Rides   |
| Picnic Areas          | Playground     |
| Licensed Outdoor Cafe | Gas Bar        |
| Pony Rides            | Fishing        |





## Private Clubs

### Private Clubs

Hamilton-Wentworth has a wide choice of private clubs for all purposes:

#### 1. The Hamilton Club

Located at Main and James streets, The Hamilton Club provides a high profile social function. The Club features full lunch and dinner six days a week. It also provides meeting and reception facilities. Membership is strictly male and admittance requires sponsorship by a member of the club.

#### 2. Hamilton & District Chamber of Commerce Private Club

Membership in the club is available to members of The Hamilton & District Chamber of Commerce. It is essentially a luncheon club with full menu from 12:30 p.m. to 3:00 p.m., and snack and lunch from 12:00 p.m. to 7:00 p.m. The club also caters to private dining parties and receptions. On holidays, periodic dinner dances take place.

#### 3. The Tamahaac Club

Located in Ancaster, The Tamahaac Club is a private club and a recreation facility. Luncheon and dinner, tennis and skeet shooting are offered. The club also provides for private receptions and meetings. Admittance is member sponsored.

#### 4. The Royal Military Institute

This is a private club for ex-military officers. Admittance is conditional upon member sponsorship. It features dining lounge and food facilities. Caters to private receptions and meetings.

#### 5. The Royal Hamilton Yacht Club

This is a sailing and power boat club. It has full dining and lounge facilities, a swimming pool and will cater to private meetings, and receptions.

#### 6. The Thistle Club

Provides for curling with full dining and lounge facilities, squash courts and private receptions and meetings.

#### 7. The Hamilton Squash Club

This is one of the region's newest sports facilities and includes a dining lounge and exercise room.







## Community Facilities

### Medical Services

The Hamilton-Wentworth area boasts of seven hospitals representing most medical specialties.

| Hospitals  | Beds | Staff |
|--|------|-------|
| 1. Hamilton General Hospital specializes in cardiovascular investigation, neurosurgery, burn and trauma. Has an intensive care unit and a burns unit.  | 430  | 1,100 |
| 2. Henderson General Hospital specializes in obstetrics and gynecology, oncology and chemotherapy. It acts as the regional amputee centre. Has 180 bassinets, ultrasound equipment for non-invasive internal investigations and intensive care unit. | 626  | 1,100 |
| 3. St. Joseph's Hospital specializes in numerous areas among which are respirology, obstetrics and gynecology. Has a virology laboratory sound wave technology for non-invasive cardiology investigation, head and neck problem unit.                | 639  | 1,800 |
| 4. Chedoke-McMaster Hospitals specialize in pediatrics and obstetrics, have a medical library, research facility, medical school, school of nursing, intensive care departments, orthopaedic and rheumatic services.                                 | 570  | 2,000 |
| Chedoke Continuing Care Centre specializes in the long-term rehabilitation of the severely disabled of all ages.   | 95   | N.A.  |
| 5. St. Peter's Centre specializes in chronically ill geriatric patients.   | 284  | 450   |

6. The Hamilton Psychiatric Hospital serves as the treatment centre for a population of about one million. It provides highly specialized treatment programs.

600

750

Additional medical care is provided by the following:

Chedoke Child and Family Centre  
Alcoholism Treatment Centre  
Day Care Rehabilitation  
The Hamilton-Wentworth Regional Health Unit

550 physicians and surgeons and 200 dentists combine to complete the picture of high standard medical care in Hamilton-Wentworth.





## Cultural

### Theatres

Hamilton Place is a world renowned theatre-auditorium. The main showplace, known as The Great Hall, attracts such stars as Liberace, Tom Jones, Harry Belafonte and Anne Murray. The Great Hall seats 2200; the stage area measures 127 by 50 feet, with lighting, sound and staging apparatus of the most modern design. The studio theatre with 400 seats, is suited for intimate theatre and recital.

Hamilton Place is home to the Hamilton Philharmonic Orchestra. It is made up of a core of 32 resident musicians augmented by additional players. The Orchestra stages about 34 concerts each season in Hamilton Place. The best known local theatrical group is Theatre Aquarius. It performs five plays a year in the studio theatre of Hamilton Place.

### The Convention Centre

The new Convention Centre is to become operational in July 1981. It will include one of the most modern functional designs in Canada. Among its unique characteristics will be the direct access of trucks from the street level to the exhibit floor thus greatly reducing the effort of setting up trade shows and other displays. The total net square footage of meeting and exhibit space is 100,000 sq. ft. The banquet hall will be capable of accommodating 1,800 persons to a sit down dinner. The exhibit floor will be able to take care of 256 booths for trade shows. Twelve meeting rooms, which can be made to

accommodate between 20-300 persons, and two built in bars complete the ultra-modern design of the new Convention Centre.

### Libraries

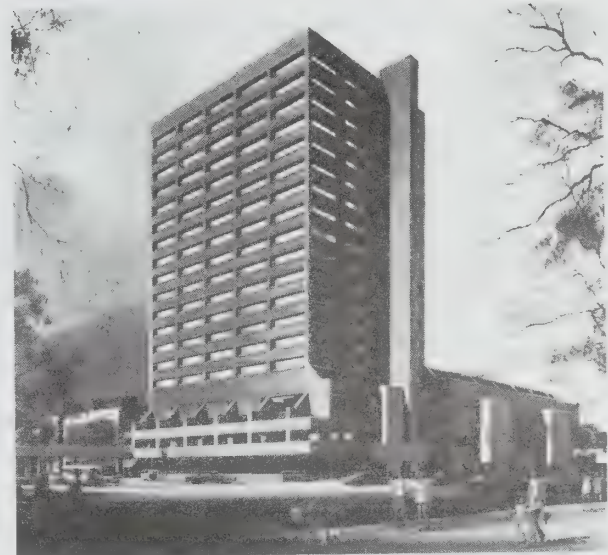
The Hamilton Public Library has a massive collection of more than 800,000 books, 4,000 records and 2,500 films. It has a reference library that specializes in federal-provincial documents and business periodicals. The new and much larger main library was officially opened by Prince Philip on May 21, 1980. It is located in our Jackson Square complex.

McMaster University has 3 large instructional and research libraries which provide special resources in Arts, Science and Engineering and Health Sciences.

### Art Galleries

The Art Gallery of Hamilton is the third largest in Ontario and has the fourth most important collection in Canada. The standing collection numbers 3,500 works of art. The in-house collection contains a section devoted to works by Canadian artists from the 18th century to the present and the complete collection of graphics by the Dutch artist, Karel Appel.

McMaster University has two art galleries where the public can view outside exhibits and the works of the fine arts students.







## Museums

### Military Museum

The Hamilton Military Museum is located on the Dundurn Castle grounds. It is housed in an historic stone dwelling that was a unit of the original Dundurn complex. The museum displays uniforms, equipment and weapons of war that date from the eighteenth century to the present. These include memorabilia of the American War of Independence, the War of 1812, the Boer War and the two World Wars. Permanent exhibits are augmented by displays on loan from other Canadian museums. Admission Charge.

### Children's Museum

The Children's Museum is the region's newest attraction and has been set up in a fine old home on the grounds of the city's Gage Park. Because of relatively limited space, the museum uses a technique of rotating displays, with one subject area dealt with at a time; one of the more recent themes, for example, dealt with clothing of various styles, fabrics and ages. Maintained by the city and the local historic society, the museum is participatory - that is, the young viewers are allowed to touch display items, operate exhibits, and otherwise become thoroughly involved. Hours: 1 to 4 p.m., Tuesday through Sunday; group tours are catered to by special appointment. Admission charge. The Children's Museum, Gage Park House, 1070 Main St. E., 549-9285.

### Canadian Warplane Heritage

The Canadian Warplane Heritage is a one-of-a-kind attraction. The Heritage is dedicated to the acquisition and restoration of vintage warplanes flown by Canadian fliers. But, unlike the collections of most warplane museums, each of its 35 aircraft is fully capable of flying. The Heritage maintains a hangar at Hamilton Civic Airport. Its 300 volunteer members invite the public to view the planes any weekend from 9 a.m. to 5 p.m. Tours of the hangar with explanations of individual aircraft can be taken by prior arrangement.

Each June the Heritage stages a two-day air show to raise funds for its acquisitions. The show attracts thousands of spectators to share the excitement of the old warbirds soaring aloft. But the air show also features contemporary airplanes, helicopters, wingwalkers and other stunts, and precision flying by Canadian and U.S. military aerial teams. The Heritage is often called upon to take part in air shows across North America.

Among the rare warbirds in the Heritage's collection: a four-engine Lancaster bomber (British); a twin-engine B-25 Mitchell bomber (American); a Supermarine Seafire carrier fighter (the only existing plane of its kind in the world that still has flight capability); an Avenger torpedo bomber; a fleet of bright-yellow Harvard trainers; a twin-engine Anson trainer; and a carrier-based Corsair fighter plane.

### Dundas Historical Museum

The Dundas Historical Museum is a modern testament to the pioneers of the "Valley Town." Located on Park St. W., it houses a fine collection of costumes, china, and glass, plus antique toys and dolls. A tiny frame building stands next to the museum; it served as a doctor's office from the time it was built, in 1848, until its last tenant donated it to the Historical Museum a few years ago. The museum is open weekdays from 10 a.m. to 4 p.m. year round and on Sunday afternoons from May through October from 2 p.m. to 5 p.m. There is no admission charge.





## Heritage

### Dundurn Castle

Dundurn Castle is a magnificent mansion, dating back almost 150 years, that has been lovingly restored to its original glory. In fact, it is the largest and most totally refurbished mansion in all of Canada. The splendid period furnishings and a staff dressed in vintage apparel add to its nineteenth-century charm. Its restoration was Hamilton's gift to itself to celebrate Canada's 100th birthday in 1967.

The castle was built to specifications laid down by Sir Allan MacNab, a wealthy businessman, military leader and politician. The richly coloured drawing room, formal dining room, the still-functioning kitchen and Sir Allan's study are especially worthy of note. Dundurn contains a licensed restaurant where regular dinners are served or special receptions held.

The castle is open daily year-round except Christmas and New Year's days; hours are: mid-June to early September, 10 a.m. to 5 p.m.; September to mid-June, 1 to 4 p.m. Group tours can be arranged outside regular hours. Admission Charge.

### Battlefield Park

Battlefield Park in Stoney Creek is the site of a decisive battle in the War of 1812 between invading forces of the United States and British regulars. The outcome of that battle, fought in 1813, has been recorded as a win for the British. A towering stone monument sits atop a high elevation

in the park to honour those who died in the battle and to acknowledge the peace and good will that have existed between Canada and the U.S. for almost 170 years.

Near the monument is a large frame home. Built in 1795 and totally restored in recent years, it houses a comprehensive collection of memorabilia relating to the War of 1812. The park also contains a band shell for an evening of free music on a warm summer's night. There is no admission charge to the park, which is located at the corner of highway 20 and King Street.

A popular outing for the Sunday driver and his family is a trip through Stoney Creek along highway 8 in early spring. That's when apple, peach, pear and other fruit trees are in blossom. When harvest time rolls around, the area holds its annual Peach Festival.

### The Old Pump House

Hamilton's Old Pumphouse is a monument to excellence in engineering and service, standing on the edge of Lake Ontario near Confederation Park. The pumping station was built in the years 1857-1859. These engines regularly supplied water to the City of Hamilton for over 50 years. The pumphouse and engines have been preserved and may be seen today, virtually in their original condition. In the design and construction was employed the most sophisticated steam technology of that era.







### Wentworth Pioneer Village

Wentworth Pioneer Village is also an essential for the visitor's agenda. It's a cluster of 28 vintage buildings assembled in a rural setting in Flamborough Township northwest of Hamilton. The village was created in 1960 and added to by a group of historically-oriented school teachers; volunteers moved and re-assembled the donated buildings and sought out period artifacts and furnishings. There's a turn-of-the-century railroad station with a steam locomotive nearby, a fully operative blacksmith shop, a working print shop, a log church dating back to 1814, and considerably more.

There's a picnic area at the village with adjacent nature trails. The village is located on highway 52 and is open May through October; July and August, 11 a.m. to 6 p.m. May, June, September, and October, 10 a.m. to 5 p.m. Hours every weekend and holiday throughout its season are 11 a.m. to 6 p.m.

### Whitehern

Behind impressive iron gates and stone fencing in busy downtown Hamilton sits Whitehern, another must for those who appreciate graceful old homes. Whitehern offers a splendid example of nineteenth-century Canadian architecture both inside and out. It was built of limestone in the 1840's and was willed to the city of Hamilton by the wealthy McQuesten family. Admission charge.





## Churches

### Churches

The successes achieved by Hamilton-Wentworth are based on its people; these people have the widest possible range of ethnic and religious heritages. The more than 200 churches in the area clearly demonstrate that not only are the people's spiritual needs catered to but that there is also a remarkable tolerance exhibited toward national and religious backgrounds.

The various churches of the Protestant faith serve a majority of the population (about 55 percent); Roman Catholicism is next, meeting the needs of 31 percent of the population; the remainder encompasses a broad spectrum of beliefs.

Hamilton-Wentworth's clergy and their parishioners firmly believe that churches are much more than places of worship. When facilities permit, virtually every major church has a commitment to serve the community in more than a religious sense. Church meeting rooms are gathering places for such nonsectarian groups as Boy Scouts, Girl Guides, Cubs, and Brownies, day-care organizations, senior citizens, general community groups, and the like.

Churches have also made broad financial commitments to the community. The Presbyterian Church, for example, operates a residential-care centre for unmarried mothers-to-be and young women under other stresses. Another example: the Catholic Social Services of Hamilton

functions as a counselling and casework agency for the troubled and the aged. Jewish Social Services operates in much the same manner, as do agencies of the Salvation Army. They augment programs offered by Regional Government and the United Way.

To view the area's churches is to experience an expedition into architectural styles - not only classic and functional modern, but Eastern European and other unique designs.







## Macro Economics Dictate Yes!

### Macro Economics Dictate Yes!

Hamilton-Wentworth has the infra stucture to support major new industrial growth without major dislocation of company profits or without major Federal or Provincial financial commitments as might be the case in DREE qualified areas.

Industry is attracted to Hamilton-Wentworth because of the quality of life, number and productivity of employees, availability of materials and markets and of course the co-operation of Local, Regional, Provincial and Federal Governments.

When looking at the alternatives, a sound economic analysis indicates that Hamilton-Wentworth is the best location for your new facility.

The Hamilton-Wentworth Region is not the only community that will benefit from your relocation. Our labour pool is drawn from Oakville to St. Catharines to Brantford, Cambridge and beyond.

Thus by constructing your new facility in Hamilton-Wentworth as outlined in this proposal you are actually drawing on an infrastructure supporting a major Canadian economic Region of over 1,000,000 people, producing over 62% of Canada's basic steel production for instance.

When you build in Hamilton-Wentworth you build for the future - you build for profits and productivity.

Remember - "Life in Hamilton-Wentworth has Everything."



# THE CORPORATION OF THE TOWNSHIP OF **GLANBROOK**

P.O. Box 130 MOUNT HOPE, ONTARIO L0R 1W0

Telephone 679-4121

Mr. John Sandford,  
President,  
DeHavilland Aircraft of Canada Ltd.,  
Downsview Plant,  
Garrett Blvd.,  
DOWNSVIEW, Ontario.  
M3K 1Y5

Dear Mr. Sandford:

The Council of the Municipality of Glanbrook, one of the constituent municipalities of the Regional Municipality of Hamilton-Wentworth met in caucus last evening in order to discuss extending a formal invitation to your firm to locate its new Dash 8 program at the Mt. Hope Airport, which is located in our municipality.

You will be happy to know that our Council voted unanimously in favour of extending this formal invitation to your corporation to locate the Dash 8 program in Glanbrook.

Glanbrook and the Regional Municipality meet all of the stated requirements for your new project:

1. A large highly educated stable labour pool.
2. A modern airport with good access by air and road as well as rail and harbour facilities.
3. Sufficient land on or adjacent to the airport with the availability of direct taxiway access. This land is either currently zoned industrial in the official plan or could be zoned and serviced within your time frame.
4. Over 2,000 acres of new additional serviced industrial land coming on stream in the next three years adjacent to or within eight miles of the project which will provide growth for your suppliers.

... 2/

5. A University and Community College in the Region produces the types of individuals your company will require plus an additional four community colleges and five universities within a one-hour drive of the proposed site.
6. A good supply of housing and extremely competitive prices throughout the Region including some of the best rural living in Canada.
7. A quality of the life environment second to none in Canada which runs the gamut from Hamilton Place, the Art Gallery to fishing, sailing, swimming, golfing and so on.
8. And finally, we cut red tape in Hamilton-Wentworth, and particularly in Glanbrook because we want new high technology progressive industries in our municipality.

If there is anything that I or my Council can do for you or any member of your staff, please do not hesitate to contact us. I have asked John Morand, our Director of Economic Development for the Region, to provide your company with detailed information on the opportunities in Glanbrook.

Cordially,

  
Mayor Don Weylie,

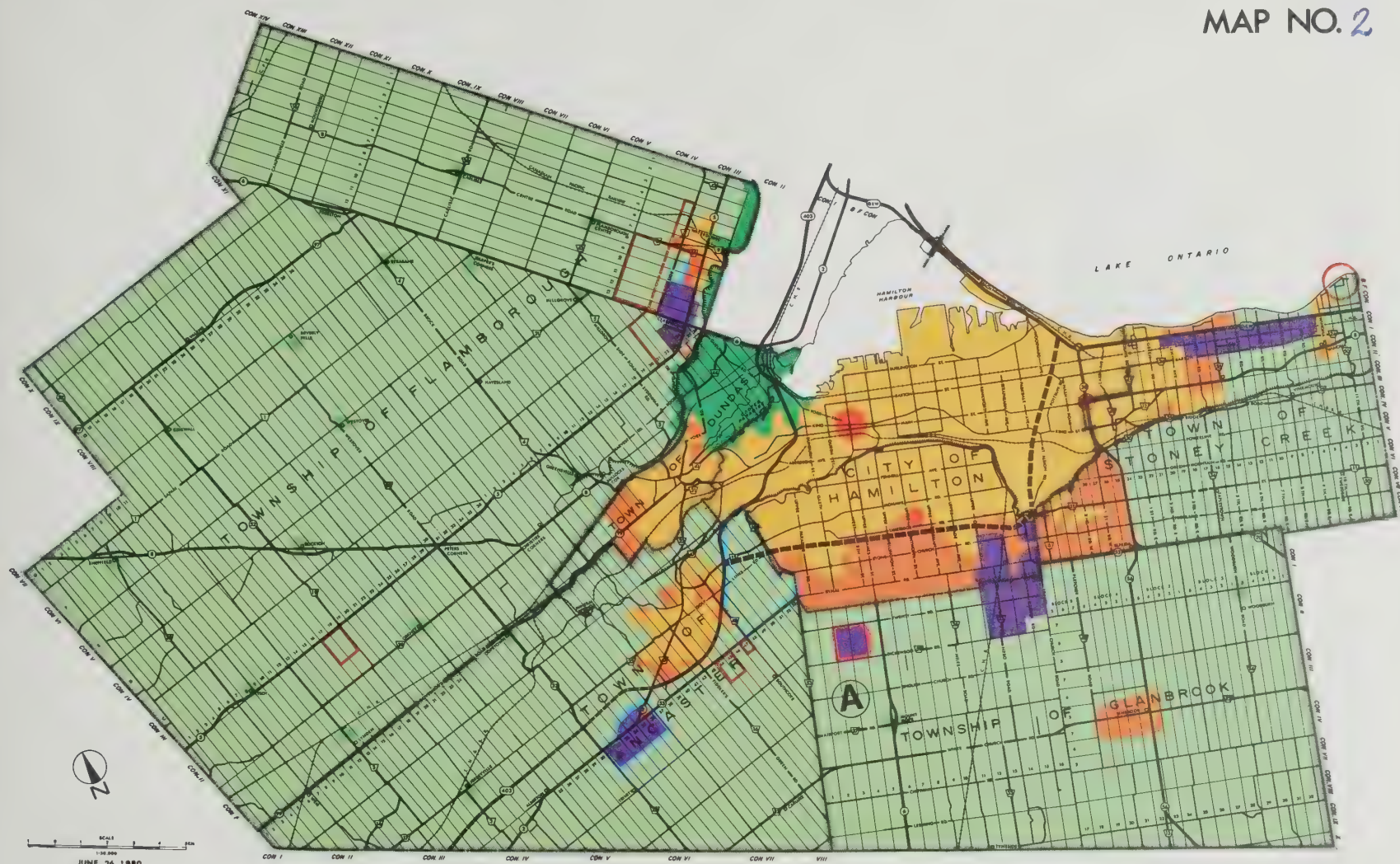
DW:bt





Existing Airport Facility





## LEGEND

### URBAN POLICY AREAS

#### EXISTING DEVELOPMENT

#### PROPOSED DEVELOPMENT

Industrial & Business Parks

Residential & Related Uses

Regional Centre

Sub-regional Centre

Airport

Future Roadway

### RURAL POLICY AREAS

Rural Area

Rural Settlements

### PARKWAY BELT WEST POLICY AREAS

DEFERRED UNDER SECTION 14(3) OF THE PLANNING ACT

REFERRED TO O.M.B.

## THE REGIONAL DEVELOPMENT PATTERN

Planning & Development Department  
Hamilton - Wentworth Region

The Official Plan of the Regional Municipality of Hamilton-Wentworth, as modified, was approved by the Minister of Housing for Ontario, the Honourable Claude Bennett, on June 26, 1980.

Map No. 1, The Regional Development Pattern, forms part of the Regional Official Plan. The areas outlined in red have been referred to the Ontario Municipal Board for a decision regarding the land use designation. Decisions regarding the areas outlined in light blue have been deferred under Section 14 (3) of the Planning Act of Ontario, pending the resolution of matters before the Ontario Municipal Board and the courts.



WELLINGTON COUNTY

REGIONAL MUNICIPALITY OF WATERLOO

BRANT COUNTY

REGIONAL MUNICIPALITY OF HALTON

MILTON

CITY OF BURLINGTON

THE  
REGIONAL  
MUNICIPALITY  
OF

HAMILTON-  
WENTWORTH

1979-1980

MAP 2-A

ROAD JURISDICTIONS

KING'S HIGHWAYS

REGIONAL ROADS

LOCAL ROADS

ROADS LEGALLY OPEN

REGIONAL BOUNDARY

RAILWAY

AREA MUNICIPALITY BOUNDARY

FORESTS

SCALE  
0 100 200

LAKE ONTARIO

REGIONAL MUNICIPALITY OF NIAGARA

TOWN OF GRIMSBY

WEST LINCOLN

REGIONAL MUNICIPALITY OF HALDIMAND-NORFOLK

TOWN OF HALDIMAND

ONONDAGA

BRANTFORD

HAMILTON

STONE CREEK

GLANBROOK

ANCASTER

FLAMBOROUGH

NORTH DUMFRIES

SOUTH DUMFRIES







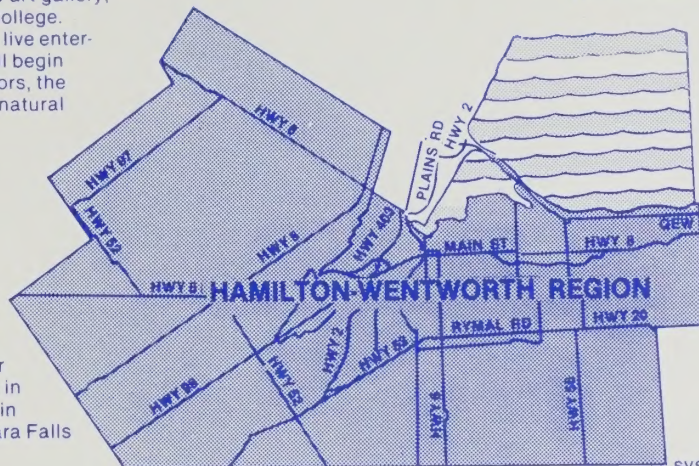
# There are ACRES of opportunity in Hamilton-Wentworth

## Community Facilities

Area residents enjoy our superb new art gallery, McMaster University and Mohawk College. Hamilton Place presents the best in live entertainment, and soon construction will begin on our convention centre. Out-of-doors, the Royal Botanical Gardens and other natural recreation facilities are found throughout the region.

## Tourist Areas

We're in the midst of a tourist mecca. Places such as Dundurn Castle and The Wentworth Pioneer Village show our unique history. For recreation, go boating or swimming in the summer, skiing or tobogganing in winter. And both Toronto and Niagara Falls are just a short drive away.



## Commercial Opportunities

Our surrounding population has one of the highest average disposable incomes in Canada. Hamilton's city core has recently undergone a massive and exciting revitalization program and we now have one of Canada's largest shopping centres coming on stream.

## Residential Areas

We have everything from high-rises in the bustling heart of the city to residential estates in our surrounding towns and villages.

## Industrial Sites

We have fully-serviced land and existing buildings immediately available throughout the area. We have excellent rail and high-way systems, Canada's busiest Great Lakes port and soon, an expanded regional airport.

## Hamilton-Wentworth — We've got it all!



HAMILTON PUBLIC LIBRARY



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**We've got it all!**